

**CITY OF MONROE  
PLANNING COMMISSION MINUTES  
October 14, 2013**

✓ APPROVED

The meeting of the Monroe Planning Commission was scheduled for **October 14, 2013** at **7:00 p.m.**, in the City Hall Council Chambers at 806 West Main Street, Monroe, WA 98272.

**CALL TO ORDER**

**Commissioner Kristiansen** called the meeting to order at **7:00 p.m.**

**ROLL CALL**

**Commissionr Kristiansen** called the roll. The following were:

**Present:** Commissioners Bill Kristiansen, Dave Demarest, Dian Duerksen, Wayne Rodland, Jeff Sherwood, Bridgette Tuttle, Steve Jensen.

**Staff Present:** Planning and Permitting Manager Paul Popelka

**CITIZEN COMMENT**

None

**APPROVAL OF MINUTES**

None

**WORKSHOP**

***A. Comprehensive Plan Amendment CPA2011-01/Rezone 2012-01 East Monroe Development Group***

Continued from 2012, this Comprehensive Plan Amendment and Subsequent Rezone proposes to change the designation for approximately 43 acres of land located at the eastern end of the city limits north of US-2 from Limited Open Space to General Commercial.

**Manager Popelka** summarized the history of the location and the unique characteristics of the site. He detailed the project history, the findings of the FEIS, and the alternative (CPA2011-01/Rezone 2012-01) for the highest and best use of the property.

Onsite constraints to the project area included but are not limited to: Type I streams and slough area, wetlands along the river channel, shoreline, and stream protection areas inside buffer zone and steep slopes. The onsite constraints have reduced the developable portion of the property to 11 acres. Off site constraints to the project proposal include traffic, aesthetics, and noise. A roundabout(s) servicing the site is under consideration and recommended by WSDOT.

Commission discussion is summarized below:

- Off-site issues such as noise and traffic impacts. The Commission discussed how constructing a roundabout to service the site would impact traffic on SR2. In addition, the

Commission discussed how the Comprehensive Plan lines up with the FEIS in its objectives.

- Economic impacts and benefits from the proposed zoning change were also discussed. Would the City have any responsibilities in providing an extension of utilities under the current zoning designation? Is the City responsible to provide services in the case of a rezone, and does extending utilities grant any waivers on otherwise restricted areas?

## WORKSHOP

### *B. Comprehensive Plan Amendment CPA2013-D and Zoning Code Amendment ZCA2012-09 School Mitigation Fees*

The City of Monroe is proposing to adopt Monroe and Snohomish School District Capital Facilities Plans for 2012-2017, remove regulatory language for school impact fees in the 2005-2025 Monroe Comprehensive Plan, and amend Monroe Municipal Code Chapter 20.07 (School Impact Fee Mitigation Program).

**Manager Popelka** summarized the Amendment and Mitigation Fees.

Currently the City of Monroe has a 25% discount rate for residential builders to reduce the developers cost towards the one time impact (school mitigation) fees in new development. The proposed Comprehensive Plan Amendment and Zoning Code Amendment would change the discount rate from 25% to 50% discount rate. The main objective of the amendment is to line up mitigation fees to be more consistent with the Snohomish County discount.

## CITIZEN COMMENT

### **Ralph Yingling**

23719 150th Street, Monroe, WA

- **Mr. Yingling**, Monroe School District Director of Facilities, spoke on behalf of the Monroe School District by providing some insight on this subject for the Commission. The discussion revolved around how the existing School Mitigation fees are calculated, the reasoning for the 25% discount rate for the developer and the proposal for a change to a 50% discount rate. **Mr. Yingling** detailed how the impact fees were used (capital facilities). The impact fees collected are used for capital projects such as building new schools, portables, and for improvements on existing buildings. He also explained that the fees are made up from a set of calculations using criterion such as school enrollment, how many children are in the household, etc. **Mr. Yingling** also commented that due to the specificity of the calculations the fee cannot be inflated to adjust for a higher discount rate. Concerns were brought up about a possible inequity of fees for single family residences and multi-family residential and whether or not the increased discount would cause a financial burden on the schools. This was discussed in detail and **Mr. Yingling** relayed that the Monroe School District was opposed to the increased discount. Uses that are eligible for exemptions. **Ralph Yingling**, Monroe School District Director of Facilities responded and discussion continued on exempting senior housing.

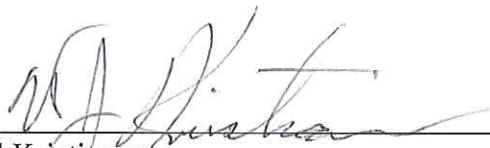
## DISCUSSION BY COMMISSIONERS AND STAFF

**Manager Popelka** discussed changing the schedule of PC meetings regarding East Monroe Economic Group. The change includes changing the Public Hearing from Monday October 28, 2013 to Monday November 11, 2013 at 7:00. Recommendations to forward to Council meeting have been recommended to be changed to Monday November 25, 2013.

**Commissioner Demarest** brought up concerns that November 11th was a national holiday and that a public meeting on this date could be problematic. **Manager Popelka** stated that he would look into rescheduling the meeting to November 18th.

## ADJOURNMENT

**Commissioner Kristiansen** moved to adjourn the October 14, 2013 Planning Commission meeting. Motion seconded by **Commissioner Demarest**. Motion carried 7/0 and the meeting was adjourned at **10:02p.m.**

  
\_\_\_\_\_  
Bill Kristiansen  
Chairman  
\_\_\_\_\_  
Christina LaVelle  
Planning Commission Secretary